



Northshore  
School District

# Leota Middle School Replacement Project

Phase 1

Application to use Alternative Subcontractor Selection  
Project Review Committee Meeting May 25, 2023

# Agenda

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1. Introductions
2. Project Timeline
3. Project Scope
4. Why EC & MC/CM
5. NSD Engagement in Selection Process
6. Q&A

# Introductions – Leota MS Project Team

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**Dri Ralph**

Executive Director of  
Support Services, NSD



**Todd Hall**

Director of Capital Projects,  
NSD



**Sung Joung**

Planning & Design  
Administrator, NSD



**Ashley McClaran**

GC/CM Advisor,  
OAC Services



**Rebecca Baibak**

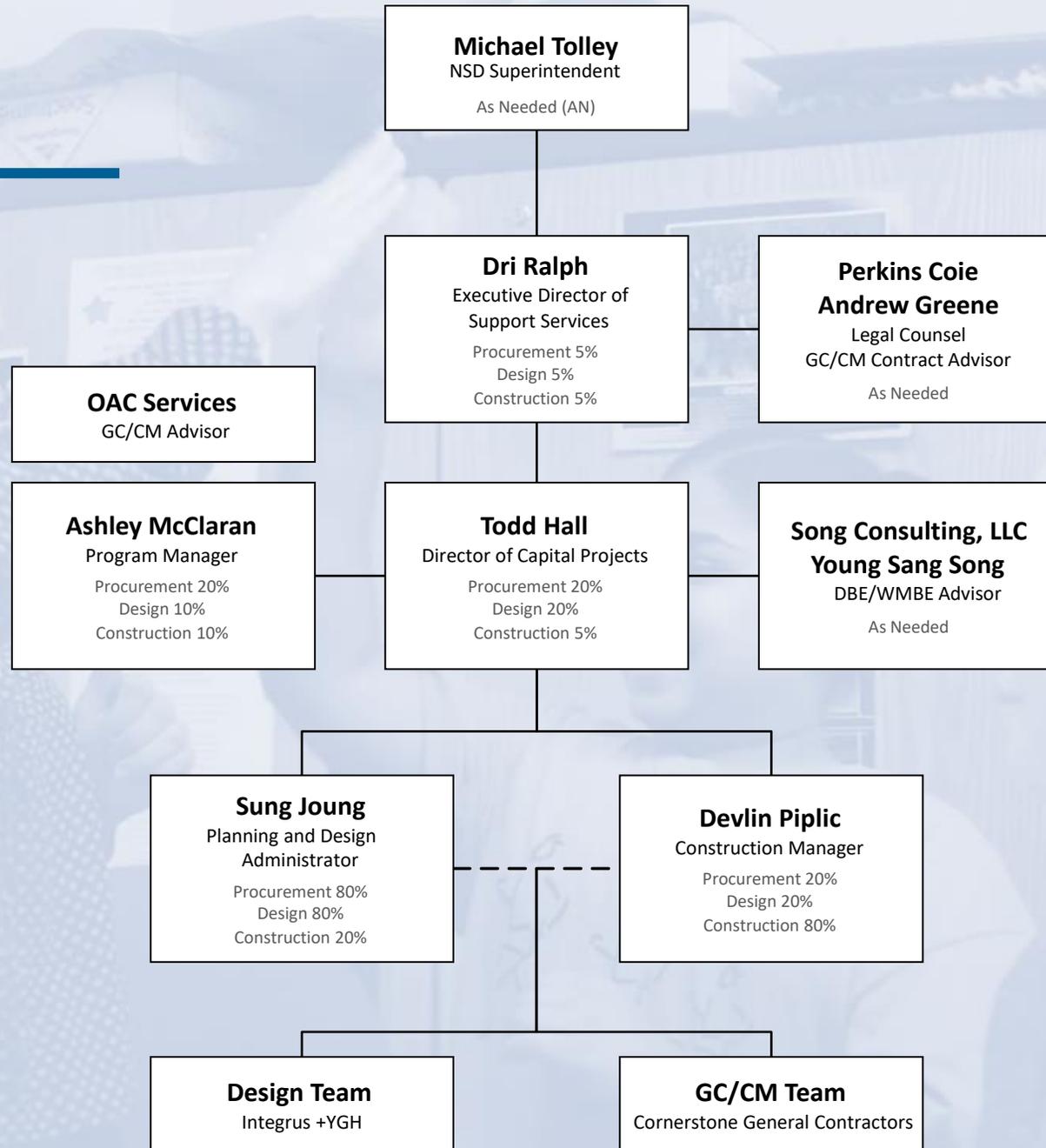
Principal | Architect,  
INTEGRUS



**Sam Comer**

Vice President, Cornerstone  
General Contractors

# Project Team



# Project Timeline

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<b>Capital Projects Bond Passed</b>	<b>February 2022</b>
<b>Design Team Selected</b>	<b>November 2022</b>
<b>PRC Approval for GC/CM</b>	<b>January 2023</b>
<b>GC/CM Award</b>	<b>June 2023</b>
<b>Anticipated Construction Start</b>	<b>May 2025</b>
<b>Anticipated Construction Completion</b>	<b>July 2026</b>

# Leota Middle School Project Scope

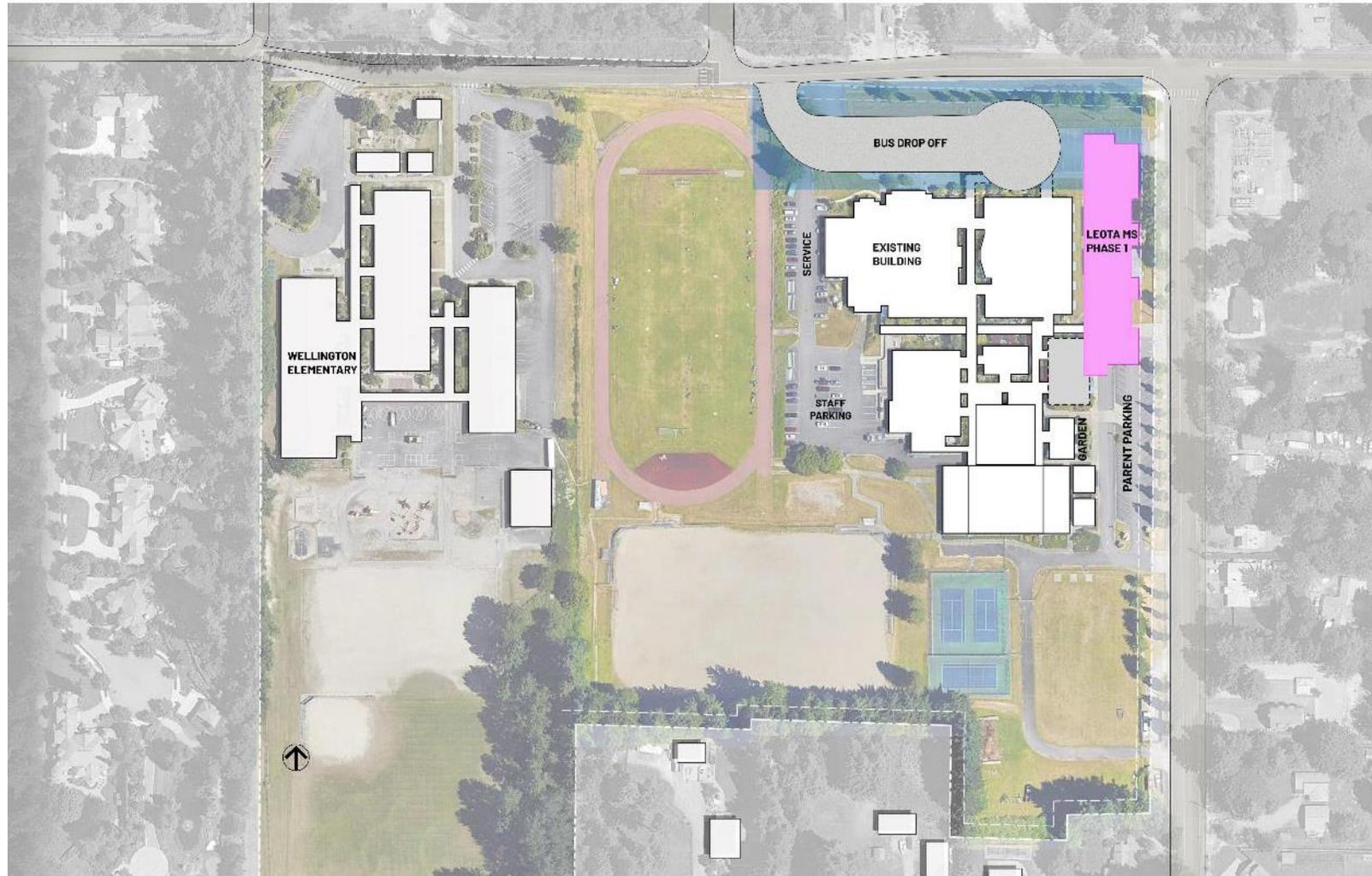
- Remove Portables
- Replace end of life mechanical systems
- Increase classroom capacity
- Increase functional performance
- Improve supervision at entry and Admin
- Increase Commons and Athletic space

LEOTA MIDDLE SCHOOL - EXISTING SITE PLAN



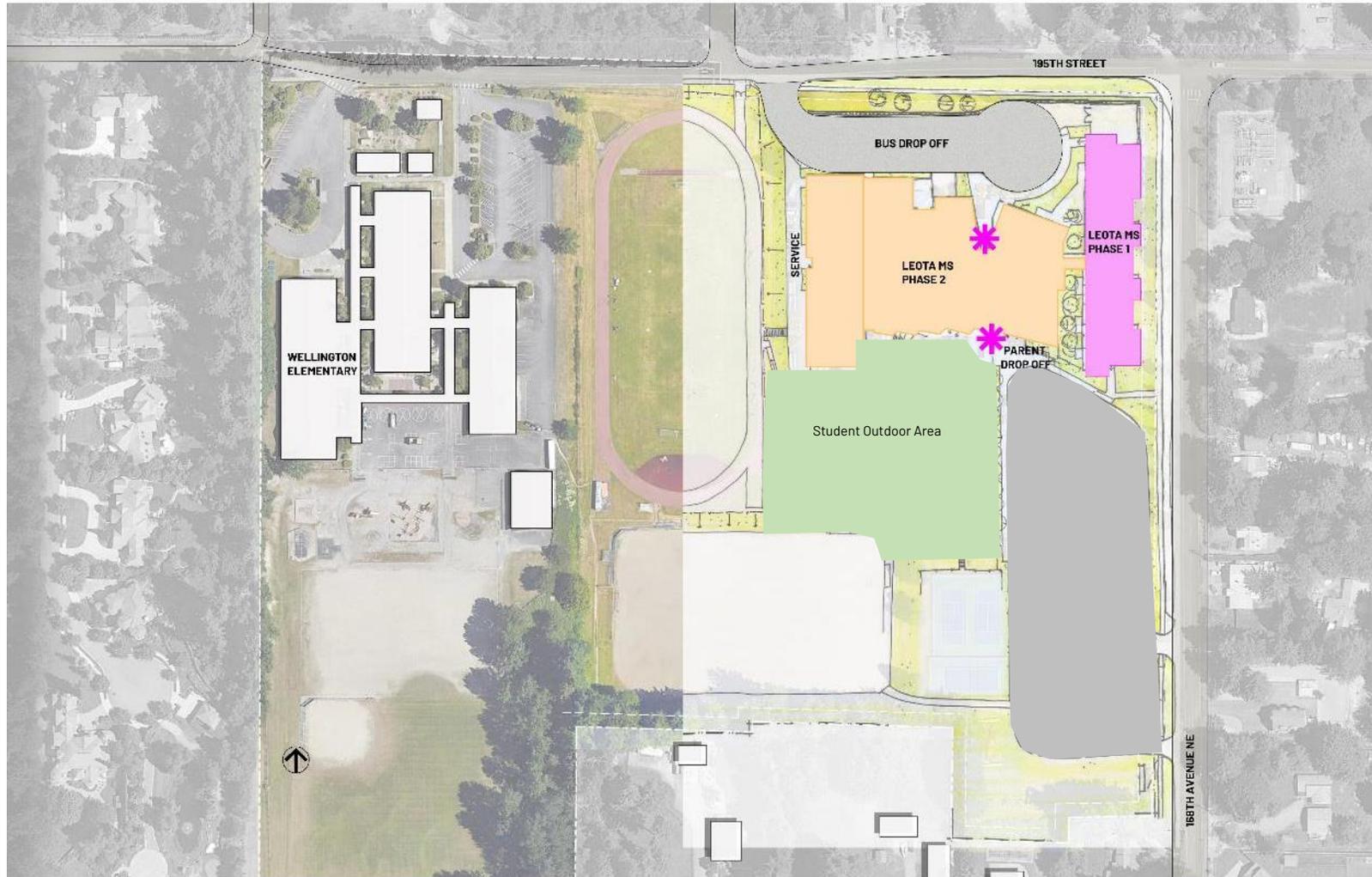
# Leota Middle School Potential Masterplan Concept

LEOTA MIDDLE SCHOOL - PROPOSED PHASE 1



# Leota Middle School Potential Masterplan Concept

## LEOTA MIDDLE SCHOOL - PROPOSED PHASE 2



# Why EC and MC | CM?

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- Qualification based subcontractor selection
- Ensures a dedicated approach to diversity, equity and inclusion is a high priority of the selected contractor.
- Early assessment of systems during design
- Phasing strategy for system replacements
- Early procurement of critical long lead time components
- Safe & Cost efficient strategies for temporary measures
- Provides certainty of price and scope from initial GMP through final cost of the work.



# NSD Engagement in Selection Process

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- Participate in project team analysis and concurrence on public benefit
- Authorize Cornerstone General Contractors to proceed with selection process
- Review and approve solicitation documents from Cornerstone General Contractors
- Participate in selection process
- Provide approval to contract with the selected firm

## Following completion of work:

- Provide third party independent audit to confirm proper accrual of cost

**Thank you!**

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**Questions?**

**Leota Middle School Replacement Project**

Phase 1